

**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, APRIL 27, 2021, 7:30 PM
ELECTRONIC MEETING, VIA ZOOM**

Until further notice from the Mayor of Clifton, and in accordance with the Resolution of the Planning Commission regarding Remote Participation by Electronic Means Policy and the Town Council Continuity of Government Methods, to the Planning Commission and Authorizing Remote Participation by Electronic Means Without a Physical Quorum Being Present Pursuant to Virginia Law, the Town of Clifton Planning Commission is holding all Meetings noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meetings will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk upon receiving an emailed request directed to clerk@cliftonva.gov.

Present: Kathy Kalinowski, Chair; Patrick Pline, Town Council Member Representative; Jennifer Heilmann; Terry Winkowski; Michelle Stein.

Staff: Amanda Christman, Clerk.

Absent: Mac Arnold; Susan Yantis.

Chair Kalinowski called the Public Hearing and Regular Meeting to order at 7:32 PM.

Order of Business:

1. Public Hearing Regarding the Special Use Permit Application for Môtier, LLC at 12644 Chapel Road, Suites A & B.

See attached applications.

A public hearing was scheduled for a special use permit for a restaurant use for Motier, LLC at 12644 Chapel Road Suites A & B. The hearing was cancelled based on information from the owner Mr. Setiawan and the landlord Mr. Foley that the business would be further expanding within the next two months into Suites C & D at the above location. Since Motier, LLC has a special use permit issued in March 2020 authorizing take out and 14 seats for dining and 11 parking spaces which were allocated and Motier indicated that until a new special use permit is issued, it would conduct its business in compliance with the existing issued use permit until it leases the aforementioned spaces at which time it would apply for a new special use permit.

The Public Hearing was closed without taking any action, pending further information from the applicant.

2. Commercial Use Permit Application:
 - a. Core Outdoor Living, LLC, 12642 Chapel Road.

See attached application.

Core Outdoor Living submitted a new use permit application for changed space at 12642 Chapel Road for an office use at these commercially zoned premises for a home improvement business for the hours of Monday thru Friday from 7AM to 5 PM for the use of offices 14, 15, 16, 17, 18 and 19 for a total of 642 square feet and the allocation of 3 parking spaces at this location which is recommended for approval.

- **Chair Kalinowski moved to recommend the application for approval for a home improvement business for the hours of Monday thru Friday from 7AM to 5 PM for the use of offices 14, 15, 16, 17, 18 and 19 for a total of 642 square feet and the allocation of 3 parking spaces at this location, seconded by Member Stein. The motion was approved by poll, 5-0.**

3. Residential Use Permit Application:
 - a. 12725 Clifton Heights Lane, Revised Preliminary Use Permit for Construction.

See attached application.

Reed Hall and Amanda Jones, who have an outstanding preliminary use permit and plan of development for over 10,000 square feet of outdoor development, which includes a pool, deck, landscaping, among other items which was issued in 2018 and in 2020 was extended until May 31, 2021, have applied to revise their plan with respect to the deck. The new plans were submitted to the Town Engineer for review and the Town Engineer's comments were supplied to the applicants for review and response.

The application was tabled pending further information from the applicants.

4. Discussion:
 - a. Clifton Café, 7144 Main Street, Applications and Revisions.

See attached applications.

5. The Clifton Café at 7144 Main Street applied for a special use permit for an expanded restaurant space. A brief history:

In April 2019 a special use permit was granted to the Clifton Café recognizing new ownership but upon the same terms and conditions as the existing special use permit which had been issued to the prior owner, including same number of seats, 56, and same hours and number of employees.

In November 2020, the Café applied for a new special use permit for expanded seating, 85 seats and expanded parking. At the Planning Commission's December 2020 meeting, the Planning Commission voted to require the applicant provide a final signed application (there had been written addendums) and an engineered parking plan, among other items.

In March 2020, the Café submitted an application for 84 seats, new hours, 10 employees and a new engineered parking plan indicating that the only changes would be 6 new parking spaces, resulting in 2475 square feet of land disturbing activity. This new plan was submitted to the Town Engineer for comment and review and the comments were provided to the applicant.

On April 20, 2021, the Café submitted a revised application for a total of 74 seats, 10 employees and the new hours and relied on the existing parking plan which had been in place since the Café began business under the prior owners. The Planning Commission reiterated the requirements of submitting an engineered, drawn to scale parking plan on the latest surveyed plat for the parking lot in compliance with Section 9-13 of the Code, including, but not limited to, a plat indicating the location of the all the spaces, the size of the spaces, the size of the aisles, the size of the entries and exists, the location of entries and exits, the location of all existing and proposed lighting, all setbacks, how the spaces will be delineated, the surface of the lot, the dumpsters, a loading space or a waiver request indicating how loading can be accomplished, any proposed screening.

- **Chair Kalinowski moved to hold a Public Hearing on the application at the next Planning Commission meeting on May 27, pending receipt of an engineered, drawn to scale parking plan on the latest surveyed plat for the parking lot in compliance with Section 9-13 of the Code, including, but not limited to, a plat indicating the location of the all the spaces, the size of the spaces, the size of the aisles, the size of the entries and exists, the location of entries and exits, the location of all existing and proposed lighting, all setbacks, how the spaces will be delineated, the surface of the lot, the dumpsters, a loading space or a waiver request indicating how loading can be accomplished, any proposed screening no later than May 10, 2021 for advertising, seconded by Member Stein. The motion was approved by poll, 5-0.**

6. Approve March 30, 2021 Regular Meeting Minutes.

- **Chair Kalinowski moved to approve the March 30, 2021 Regular Meeting Minutes as revised, seconded by Member Stein. The motion was approved by poll, 4-0-1 (Member Stein abstained).**

7. Application Fees – Administrative Change.

The Planning Commission Members discussed the option changing their administrative policy to not require a new application fee from any applicant who submits a new application within a 12-month period of the previous application unless the Town Council has held a vote on that particular application during the same time period.

8. Adjournment.

- **Chair Kalinowski moved to adjourn, seconded by Member Heilmann. The motion was approved by poll, 5-0.**

The Meeting was adjourned at 9:29 PM.

TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12644 Chapel Road, Suites A & B		Date: [Month / Year] 04/2021		
1. Type of Permit:	<input type="checkbox"/> Construction <input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Retail	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Special Use <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
2. Name of Applicant: Ivar Setiawan, Mailing Address: 12218 Henderson Road, Clifton VA 20126				
Phone: (571) 697-8117 Email Address: Ivar.S@MotierClifton.com				
3. Name of Property: NCH Partners II, LLC. Owner (if different): 365 Herndon Parkway, Suite 106 Mailing Address: Herndon, VA 20170				
4. Name of Business / Organization: Motier, LLC.				
5. Owner of Business / Organization: Ivar Setiawan				
6. Tax Map Number: 23A				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.				
				<input type="checkbox"/> Plat Attached

8. Attach Floor Plan to Scale (non-residential & home business): Floor Plan Attached

9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input checked="" type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)		<input type="checkbox"/> Low Impact Commercial (Code 9-23B)	

10. Describe Purpose of Application: **FOR TOWN USE ONLY**
 Reapplication to update incorrect previous application from 'take out' to 'restaurant'.
 DATE APPLICATION ACCEPTED: _____

10. If Commercial, Home Business, Agricultural or Industrial:

11. Describe Operation:
 Restaurant - 14 seats total.

11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: 936 SF

11.b. Days & Hours of Operation (include special events): Monday to Sunday 8AM - 11PM.

11.c. Number of Employees on Site at any One Time: 4

11.d. Number of Seats (Restaurant/Church): Total: 14. If applicable, provide number of seats located Inside: _____ and; Outside: _____

11.e. Gross Floor Area (GFA) of Building or /Premises: 11,897 SF (Code 9-13)
 Net Gross Floor Area if more than one use in building: _____ SF
 If applicable, GFA devoted to carry-out service within restaurant: _____ SF

11.f. Number of Off-street Parking Spaces Required: 0 (Code 9-13)

11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): _____

11.h. Gross Floor Area of Dwelling (Home Business Only): _____ SF

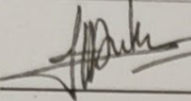
12. Application Fee Enclosed: \$ 250. —
 (Fee schedule in Filing Instructions)

PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

Is the applicant or owner a member of a homeowners association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) _____ DATE OF HOA APPROVAL: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE:  IVAR SETIAWAN

DATE: 03/09/2021

PROPERTY OWNER SIGNATURE: Tina Picciano

DATE: 3/9/2021

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE PRINT

CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE PRINT

CONDITIONS: _____

Town of Clifton

Commercial Parking Tabulation

Property Name: Clifton House

Address: 12644 Chapel Road

Date: 4/23/2021

Building Total Gross Floor Area: 14,616

SUITE #	TENANT NAME	NET FLOOR AREA	USE (Restaurant/Office/ Retail/Other Commercial Use)	Max. # EMPLOYEES (Retail/Restaurant only)	NUMBER OF CUSTOMER SEATS (Restaurant only)	PARKING SPACES Approved	DATE OF USE PERMIT (or Council approval)
A & B	Motier	936	Retail/Restaurant	4	14	11	3/3/2020
C & D	VACANT	856					
E	U.S. Post Office	540	Retail	3	N/A	5	2/5/1992
F	Virginia Mercantile	762	Retail	N/A	N/A	4	3/2/2021
107, 108, 109, 111, & 112	Market Financial	976	Office	N/A	N/A	5	1/5/2021
214	Coppermine Realty	956	Office	N/A	N/A	5	1/5/2021
113, 210	Anthony Reid	400	Office	N/A	N/A	2	10/6/2020
114	The Hair Garage, LLC	593	Retail	N/A	N/A	4	7/7/2020
115	GoldensHill Papercrafts	1,536	Retail	1	N/A	7	6/3/2014
200/202	Wheelhouse Pilates	885	Retail	2	N/A	5	1/5/2021
203	VACANT	773					
204, 206, 208	AG Chem/Waterworks	592	Office	N/A	N/A	3	7/5/2016
209, 211	Kohlmark Flach Architects	400	Office	N/A	0	2	10/2/2018
212	America, Inc.	1,075	Office	N/A	0	5	3/1/2016
110	Counseling for Creative	192	Office	N/A	N/A	1	6/2/2020
205, 207	WY Leadership,	425	Office	N/A	N/A	2	5/6/2020
	Total allocated parking based on Town approved	11897				61	

Total Parking Spaces Provided at 12644 Chapel Rd:

63

NOW THRU APRIL 18
 Blossoms Galore at Mosaic Gallery. A new exhibit at the Torpedo Factory Artists @ Mosaic gallery in Fairfax offers its own interpretation of the beauty of nature in a show titled "Art Blossoms 2021", featuring artists from the Torpedo Factory Artists' Association. Additionally, there's a special cherry-blossom themed gift for purchasers spending \$200 or more. The Torpedo Factory Artists @ Mosaic is a satellite gallery sponsored by the Torpedo Factory Artists' Association, and is located at 2905 District Avenue, #105, Fairfax.

NOW THRU APRIL 17
 Bluebells at Riverbend Park. At 8700 Potomac Hills Street, Great Falls. Celebrate the wildflowers with a week of fun, family-friendly, safe activities. Join them for hikes to learn more about all the wildflowers that make their home along the floodplains of the park and see the eagle's nest. Also visit the learning tables to create a bluebell craft, meet some exhibit animals, and learn about volunteer and camp opportunities at the park. Preregistration is required for all hikes and numbers will be limited to follow safe social distancing guidelines. Call 703-759-9018.

WEDNESDAY/APRIL 14
 (The) Unruly Theatre Project's Virtual Improv Show. 7 p.m. Sponsored by The Alden. Join in (the) Unruly Theatre Project's virtual spring improv shows from the comfort of your couch. You can register for one show or as many as you like, but participants need to register at least two hours in advance of a show to see it. A Zoom link and password for the show will be emailed to registrants. For more information or to register, visit: www.aldentheatre.org.

THURSDAY/APRIL 15
 Virtual '80s Music Drag Bingo (Virtual). 7 p.m. Sponsored by The Alden Theater, McLean with Miss Fluffy Soufflé. Fluffy Soufflé takes you back to the '80s! Part bingo, part drag show, your music bingo card is made up of songs, and instead of calling out numbers, Fluffy plays music clips! Singing along and '80s-themed costumes encouraged. \$10/\$5 MCC tax district residents. One ticket per bingo card. Zoom link and bingo cards will be emailed separately.

FRIDAY/APRIL 16
 Campfire Fridays. 7:30-9 p.m. At Lake Accotink Park, 7500 Accotink Park Road, Springfield. Bring the whole family for an evening devoted to the wonders of the natural world. "Campfire Fridays" may include nature walks, interactive activities, animal presentations or other opportunities to learn about nature and our place in it. Topics vary, but all the programs include s'mores. These Friday night programs are designed for participants age 3 to adult. Cost is \$12 per person. Call 703-569-3464.

FRIDAY/APRIL 16
 Musical Road Trip. 2-3 p.m. Via Zoom. Zoom off to revisit classic songs and guess trivia about different USA destinations with Benjamin Pernick, Music Therapist, Musical Comedy Actor, and Award-Winning Comedy Film Director. Funded by the Friends of Burke Centre Library. Register at www.fairfaxcounty.gov/library to receive Zoom link.

Announcements

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*For those who qualify. One coupon per household. No obligation estimate valid for 1 year. **Offer valid at time of estimate only. †The leading consumer reporting agency conducted a 16 month outdoor test of gutter guards in 2010 and recognized LeafFilter as the #1 rated professionally installed gutter guard system in America. CSLB# 1035795 DDPL #10783658-5501 License# 7656 License# 50145 License# 41354 License# 99338 License# 128344 License# 218294 WA UBI# 603 233 977 License# 210221296 License# 210621296 License# 2705132153A License# LEAFFNW822JZ License# WV056912 License# WC-29998-H17 Nassau HIC License# H01067000 Registration# 176447 Registration# HIC.0649905 Registration# C127229 Registration# C127230 Registration# 366920918 Registration# PC6475 Registration# IR731804 Registration# 13VH09953900 Registration# PA069383 Suffolk HIC License# 52229-H License# 2705169445 License# 262000022 License# 262000403 License# 0086990 Registration# H-19114

An expert is someone who knows some of the worst mistakes that can be made in his subject and how to avoid them.

-Werner Heisenberg

Legals

PUBLIC HEARINGS FOR TOWN OF CLIFTON
 APPLICATION FOR SPECIAL USE PERMIT

PUBLIC HEARING OF TOWN OF CLIFTON PLANNING COMMISSION
 APRIL 27, 2021

Notice is hereby given that the Town of Clifton Planning Commission will hold an electronic Public Hearing on Tuesday, April 27, 2021 at 7:30 P.M. via Zoom as permitted by law to consider the application for a Special Use Permit for Môtier, LLC located at 12644 Chapel Road, to include restaurant use. The application for the proposed Special Use Permit is available for review and downloading on the Town's website at www.cliftonva.gov and a hard copy may be examined at the Clifton Post Office, 12644 Chapel Road, Clifton VA, 20124. All interested parties are invited to attend and express their views with respect to the application. To obtain access to the electronic Public Hearing, contact the Town Clerk at clerk@cliftonva.gov no later than Noon on April 27, 2021.

PUBLIC HEARING OF TOWN OF CLIFTON TOWN COUNCIL
 MAY 4, 2021

Notice is hereby given that the Town of Clifton Town Council will hold an electronic Public Hearing on Tuesday, May 4, 2021 at 7:30 P.M. via Zoom as permitted by law to consider the application for a Special Use Permit for Môtier, LLC located at 12644 Chapel Road, to include restaurant use. The application for the proposed Special Use Permit is available for review and downloading on the Town's website at www.cliftonva.gov and a hard copy may be examined at the Clifton Post Office, 12644 Chapel Road, Clifton VA, 20124. All interested parties are invited to attend and express their views with respect to the application. To obtain access to the electronic Public Hearing, contact the Town Clerk at clerk@cliftonva.gov no later than Noon on May 4, 2021.

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 A \$695 Value!

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Special Financing Available *To qualify, consumers must request a quote, purchase, install and activate the generator with a participating dealer. Call for a full list of terms and conditions.
 Subject to Credit Approval

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PUBLIC HEARINGS FOR TOWN OF CLIFTON APPLICATION FOR SPECIAL USE PERMIT

PUBLIC HEARING OF TOWN OF CLIFTON PLANNING COMMISSION
APRIL 27, 2021

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PUBLIC HEARING OF TOWN OF CLIFTON TOWN COUNCIL
MAY 4, 2021

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Legals

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*For those who qualify. One coupon per household. No obligation estimate valid for 1 year. **Offer valid at time of estimate only
†The leading consumer reporting agency conducted a 16 month outdoor test of gutter guards in 2010 and recognized LeafFilter as the #1 rated professionally installed gutter guard system in America. CS, LP, 1035795, DD, PL, #10783658-5501 License# 7656 License# 50145 License# 41254 License# 39338 License# 128344 License# 218294 WA 1051# 603 233 977 License# 2102212986 License# 2105212946 License# 2705132153A License# LEAFFNW822JZ License# WV056912 License# WC-29998-H17 Nassau, H.C. License# H01067000 Registration# 176447 Registration# HIC.0649905 Registration# C127229 Registration# C127230 Registration# 366920918 Registration# PC6475 Registration# IR731804 Registration# 13VH09953900 Registration# PA069383 Suffolk HIC License# 52229-H License# 2705169445 License# 26200022 License# 262000403 License# 0086990 Registration# H-19114

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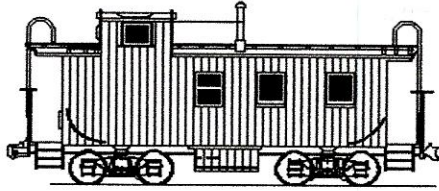
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Town of Clifton, Virginia
P.O. Box 309
Clifton, VA 20124

April 19, 2021

VIA U.S. CERTIFIED MAIL
RETURN-RECEIPT REQUESTED
and VIA EMAIL

Ivar Setiawan
Môtier, LLC
12218 Henderson Road
Clifton, VA 20124

James Foley/NCH Partners II, LLC
365 Herndon Parkway #106
Herndon, VA 20170

RE: Môtier, LLC – Special Use Permit Application, 12644 Chapel Rd, Clifton, VA

Dear Mr. Setiawan and Mr. Foley:

It has come to the attention of the Planning Commission of the Town of Clifton that the application for a Special Use Permit dated March 10, 2021 for Môtier, LLC, and scheduled for a public hearing on April 27, 2021, may be incomplete. The Môtier special use permit application refers only to the utilization of 936 square feet in Suites A & B at the above location for its proposed restaurant. However, there are presently signs posted in Suites C & D for hiring of personnel by Môtier and tables and chairs and other equipment labelled “Môtier” inside Suites C & D. When this was questioned by email, Mr. Foley stated that an expansion into additional suites is currently being contemplated “at some point in the future.”

As was previously discussed at the Planning Commission meeting in March, a public hearing is required for the review of a special use permit and such hearing cannot be held unless the application is complete and all information is current. Given that Suites C & D are not presently included in the Môtier application and that they appear to contain restaurant tables, seats and equipment, it would appear that you may be planning to use this space for your restaurant activity in the very near future and therefore, your application is not presently complete, and we would not have sufficient correct information to hold the necessary public hearings.

Please respond immediately, in any event not later than Thursday, April 22, and inform us what your plans are with respect to Suites C & D and the exact timing of those plans, so that the Planning Commission and the Town Council may make an informed decision on how to proceed.

In the meantime, Môtier, LLC has a current and valid Use Permit, dated March 3, 2020 that allows for the business to open as soon as you are ready to do so, with the specific permissions and restrictions as listed on the Permit, itself. If you have any questions, please contact Kathy and me by email at khk@baberkal.com and clerk@cliftonva.gov.

Sincerely,



Amanda Christman,
Clerk, Town of Clifton

Cc: Kathy Kalinowski, Chair, Planning Commission, by email
William Hollaway, Mayor, Town of Clifton, by email



Clifton Clerk <clerk@cliftonva.gov>

Letter RE: Motier, LLC

Ivar Setiawan <ivar.s@motierclifton.com>

Thu, Apr 22, 2021 at 12:36 PM

To: Kathy Kalinowski <khk@baberkal.com>

Cc: Clifton Clerk <clerk@cliftonva.gov>, Jim Foley <JFoley@nrpartnersllc.com>, William Hollaway <whollaway@cliftonva.gov>

Good afternoon Kathy,

Status: restaurant and retail.

- 50% Restaurant seats: 20

- 50% grocery french import fine products corners.

- office + storage.

- Remodelling plan(June-July),

- Opening July.

Thank you very much and regards,

Ivar Yohanes Setiawan

Môtier

French pastry & cuisine.

12644 Chapel Rd

Clifton, VA 20124

U.S.A

Restaurant & salon de thé :

(+1) 703-857-0700

Cell :

(+1) 571-697-8117

ivar.s@motierclifton.com

www.motierclifton.com

Instagram & Facebook: Môtier_clifton

[Quoted text hidden]



Clifton Clerk <clerk@cliftonva.gov>

Letter RE: Motier, LLC

Ivar Setiawan <ivar.s@motierclifton.com>

Thu, Apr 22, 2021 at 8:15 PM

To: Clifton Clerk <clerk@cliftonva.gov>

Cc: Jim Foley <JFoley@nrpartnersllc.com>, Kathy Kalinowski <khk@baberkal.com>, William Hollaway <whollaway@cliftonva.gov>

Dear Madam, Sir,

Please find attached the new môtier' use permit application.

I engage myself to respect all the rules and standards, of the Clifton town, of the Fairfax County and of the United states of America.

1. All residentials around Môtier will always have the same peace and tranquillité. In the evening, we serve the 1 hour and half peaceful dinner, and mostly with reservation. NO Bars.
2. The highest alcohol rate is under 19%(average 13,9%). We ONLY serve wines IF the guests consume food.
3. We will do the dumpster operation(wastes management) between 8:30am and 8:59pm.
4. The food deliveries will be effected from 8:00am to 3pm. Only 1 very light Delivery on Saturday between 9am and 11am(a van). NO delivery on Sunday.

As the owner and the cook chef of Môtier, i am concious of my responsibility to the town of Clifton and the United States.

Thank you very much and regards,

Ivar Yohanes Setiawan



12644 Chapel Rd
Clifton, VA 20124
U.S.A

Restaurant & salon de thé :
(+1) 703-857-0700

Cell :
(+1) 571-697-8117

ivar.s@motierclifton.com
www.motierclifton.com
Instagram : Môtier_clifton

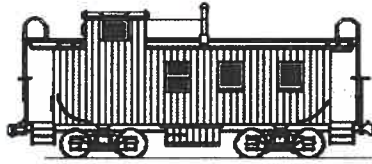
[Quoted text hidden]

3 attachments

 **MOTIER NEW USE PERMIT APP. P .1.pdf**
1780K

 **MOTIER NEW USE PERMIT APP. P .2.pdf**
1749K

 **MOTIER NEW USE PERMIT APP. P .3.pdf**
1698K



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12644 Chapel Road, Suites A, B, C & D		Date: [Month / Year] May 2021		
1. Type of Permit:	<input type="checkbox"/> Construction	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Office <input checked="" type="checkbox"/> Retail		
	<input type="checkbox"/> Special Use	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
	<input checked="" type="checkbox"/> Restaurant			
	<input type="checkbox"/> Bed & Breakfast			
	<input type="checkbox"/> Multi-Family			
2. Name of Applicant: Ivar Setiwan				
Mailing Address: 12644 Chapel Road, Suites A & B, Clifton VA 20124				
Phone: (571) 697-8117				
Email Address: ivar.s@motierclifton.com				
3. Name of Property Owner (if different): James Foley				
365 Herndon Parkway, Suite 106				
Mailing Address: Herndon, VA 20170				
4. Name of Business / Organization: Motier, LLC.				
5. Owner of Business / Organization: Ivar Setiawan				
6. Tax Map Number: 23A				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.				
<input type="checkbox"/> Plat Attached				

8. Attach Floor Plan to Scale (non-residential & home business): <input checked="" type="checkbox"/> Floor Plan Attached				
9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input checked="" type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)		<input type="checkbox"/> Low Impact Commercial (Code 9-23B)	
10. Describe Purpose of Application: Adding additional space to currently leased suite.				
10. If Commercial, Home Business, Agricultural or Industrial:				
11. Describe Operation: 75% Bakery/Restaurant - Suite A, B & C 25% Retail - Suite D				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: (A&B) 936 + (C&D) 856 = 1792 total SF				
11.b. Days & Hours of Operation (include special events): Monday - Sunday, 8am to 11pm				
11.c. Number of Employees on Site at any One Time: <u>8</u>				
11.d. Number of Seats (Restaurant/Church): Total: <u>34</u> . If applicable, provide number of seats located Inside: _____ and; Outside: _____				
11.e. Gross Floor Area (GFA) of Building or /Premises: <u>11,897</u> SF (Code 9-13) Net Gross Floor Area if more than one use in building: _____ SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: _____ (Code 9-13)				
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): _____				
11.h. Gross Floor Area of Dwelling (Home Business Only): _____ SF				
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) \$ <u>\$250.00</u>				

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

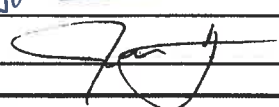
Is the applicant or owner a member of a homeowners association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) _____ DATE OF HOA APPROVAL: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE:  _____

DATE: 04/22/2021

PROPERTY OWNER SIGNATURE:  _____

DATE: 4/22/2021

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE

PRINT

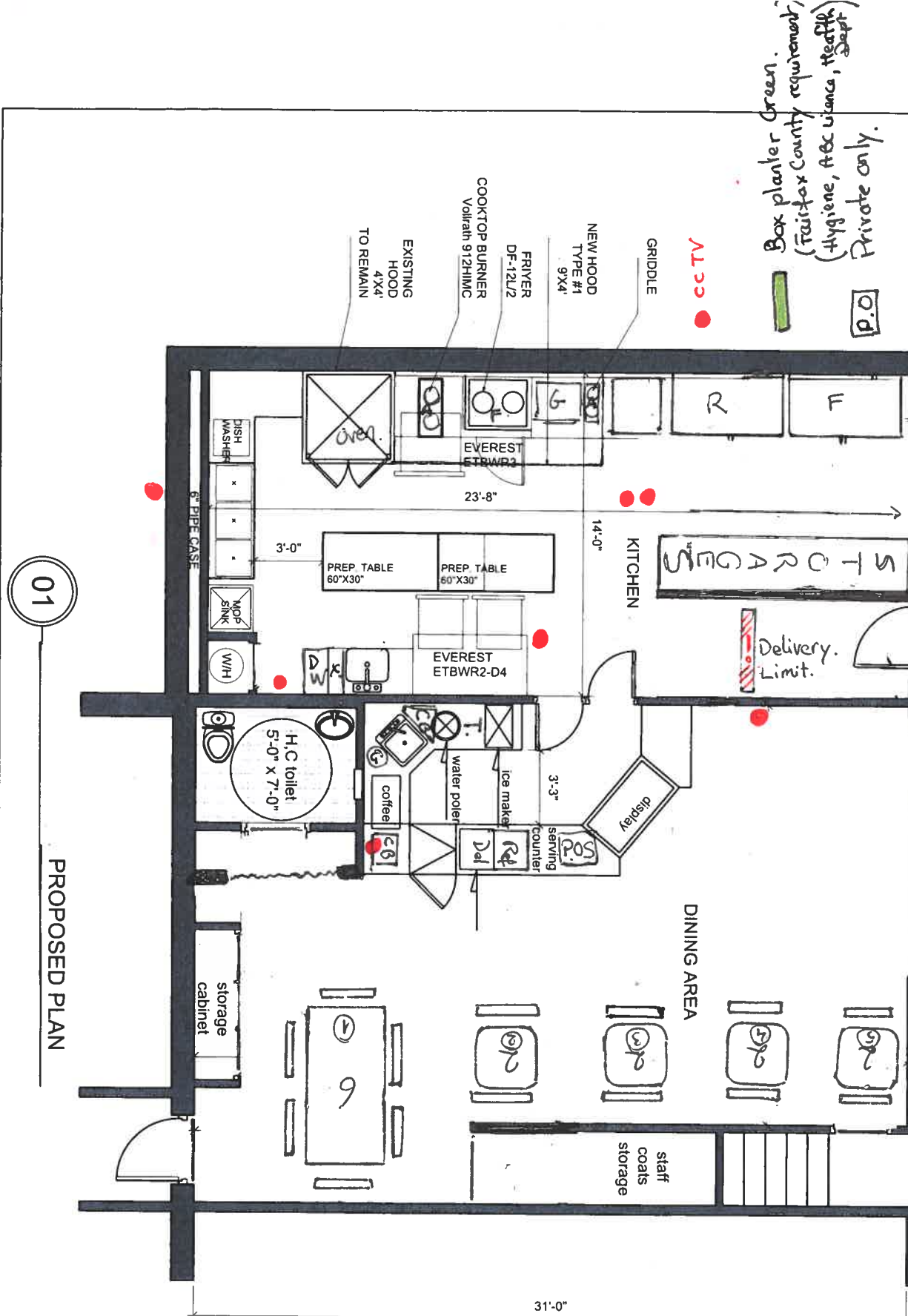
CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE

PRINT

CONDITIONS: _____



Box planter Green.
 (Fairfax County requirement,
 Hygiene, ABC license, Health Dept)
 Private only.

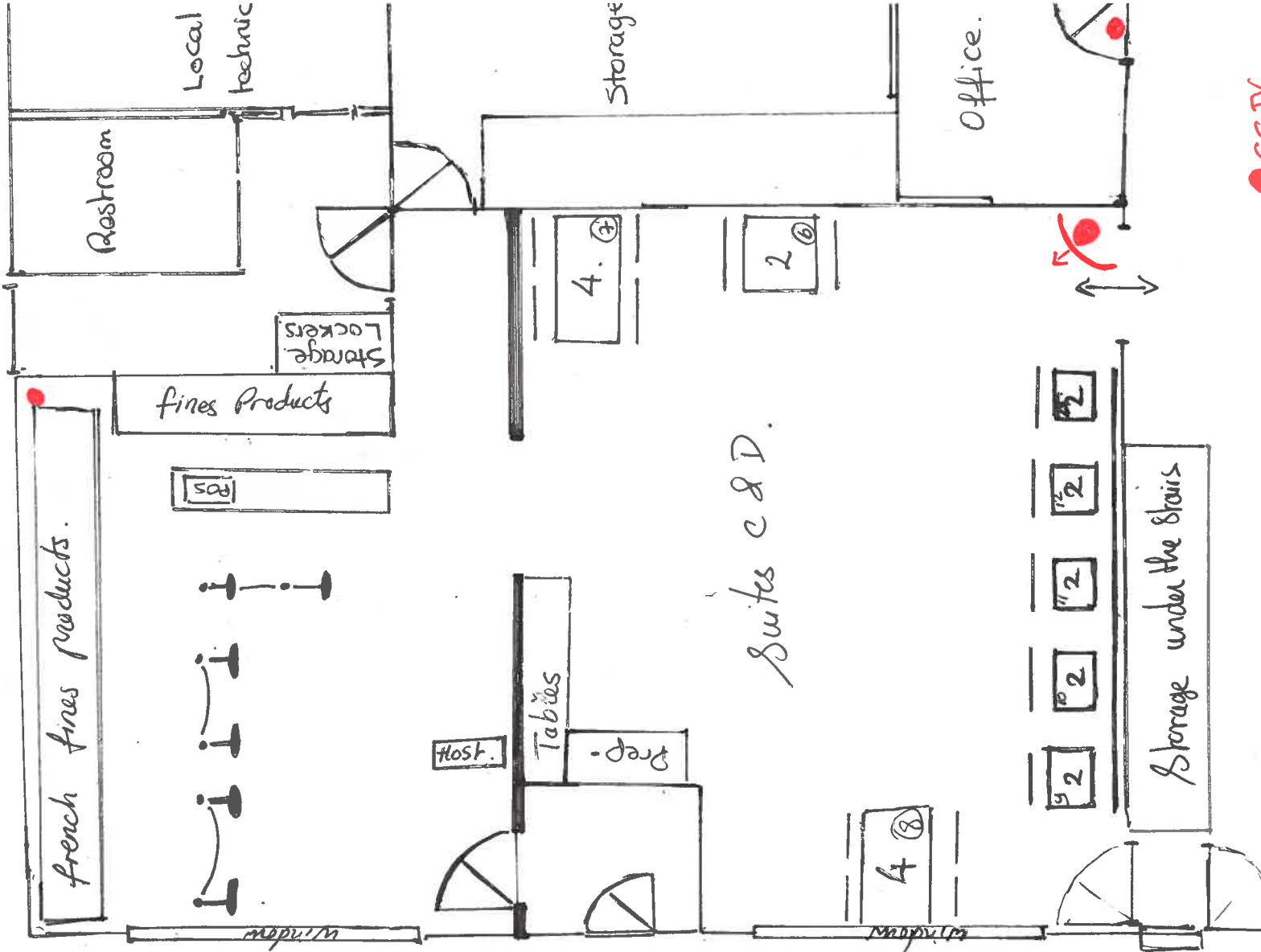
- Green
- Green B.P.
- Green B.P.
- Green B.P.
- Green B.P.
- Green B.P.

01

PROPOSED PLAN

Suite A & B.

SHEET NUMBER A-1	PROJECT NUMBER	ARCHITECT AND ENGINEER	OWNER: Motier LLC.	REVISION
			HOUSE LOCATION 12644 Chapel rd. Clifton VA	
1 OF 3			DRWING BY: JAVIER ROMERO FALLS CHURCH VA 22046 PHONE 703 587 3886	DATE
			CHECKED BY:	
			INFINITE CONTRACTOR CUSTOM DESIGN. 6830 CUSTIS PARKWAY FALLS CHURCH VA 22046 703 587 3886	



french fines products.

fines Products

POS

Local Technic

Restroom

Storage Lockers

Host.

Tables

Prep

Storage

Office.

4. ③

2. ⑥

4. ⑧

2

2

2

2

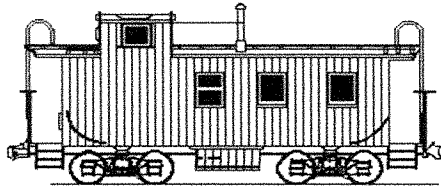
2

2

Storage under the stairs

Suites c & D.

TV



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12642 Chapel Road		Date: [Month / Year] 3/2021		
1. Type of Permit:	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Preliminary Site Plans Attached	<input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail		
	<input type="checkbox"/> Special Use	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
	<input type="checkbox"/> Restaurant			
	<input type="checkbox"/> Bed & Breakfast			
	<input type="checkbox"/> Multi-Family			
2. Name of Applicant: Core Outdoor Living				
Mailing Address: 12642 Suite C, Clifton Road, Clifton Va 20124				
Phone: 703-266-4856				
Email Address: victoria@coreoutdoor.com				
3. Name of Property Owner (if different): Clifton Professional Offices, LLC				
Mailing Address: 12642 Chapel Road, Clifton, Va 20124				
4. Name of Business / Organization: Core Outdoor Living, LLC				
5. Owner of Business / Organization: Daren Langhorne & Jeff Strife				
6. Tax Map Number: 75-4-2-22				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.				
				<input type="checkbox"/> Plat Attached

8. Attach Floor Plan to Scale (non-residential & home business): <input checked="" type="checkbox"/> Floor Plan Attached				
9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application: <p style="text-align: center;">we let go of 2 upstairs offices . we have the same 5 offices downstairs offices, many work from home now.</p>				
10. If Commercial, Home Business, Agricultural or Industrial:				
11. Describe Operation: <p style="text-align: center;">we are a outdoor Home Improvement Company, Decks, screened in Porches, Patio ect</p>				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: _____ SF				
11.b. Days & Hours of Operation (include special events): <p style="text-align: center;">m to F 7 to 5</p>				
11.c. Number of Employees on Site at any One Time: <u>5</u>				
11.d. Number of Seats (Restaurant/Church): Total: _____. If applicable, provide number of seats located Inside: _____ and; Outside: _____				
11.e. Gross Floor Area (GFA) of Building or /Premises: <u>4779</u> SF (Code 9-13) Net Gross Floor Area if more than one use in building: <u>3732</u> SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: <u>17</u> (Code 9-13)				
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): <u>17</u>				
11.h. Gross Floor Area of Dwelling (Home Business Only): _____ SF				
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) \$ <u>75⁰⁰</u>				

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

Is the applicant or owner a member of a homeowners association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) _____ DATE OF HOA APPROVAL: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: Victoria Zoules DATE: 3-19-2021

PROPERTY OWNER SIGNATURE: Clifton Professional Offices LLC DATE: 3/19/21
By [Signature], Member

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE PRINT

CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE PRINT

CONDITIONS: _____

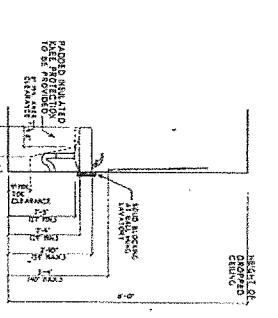
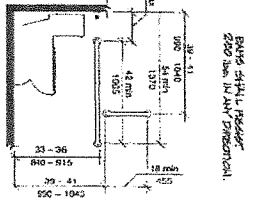
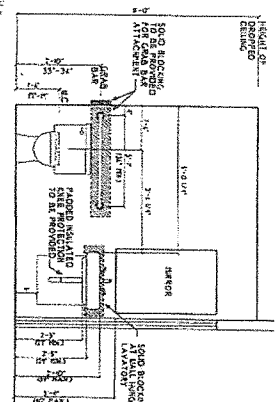
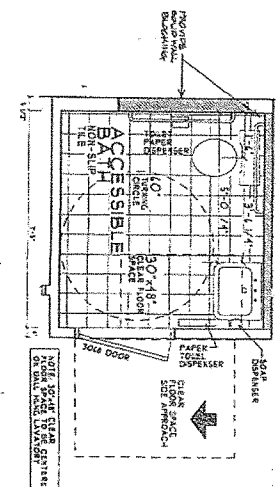
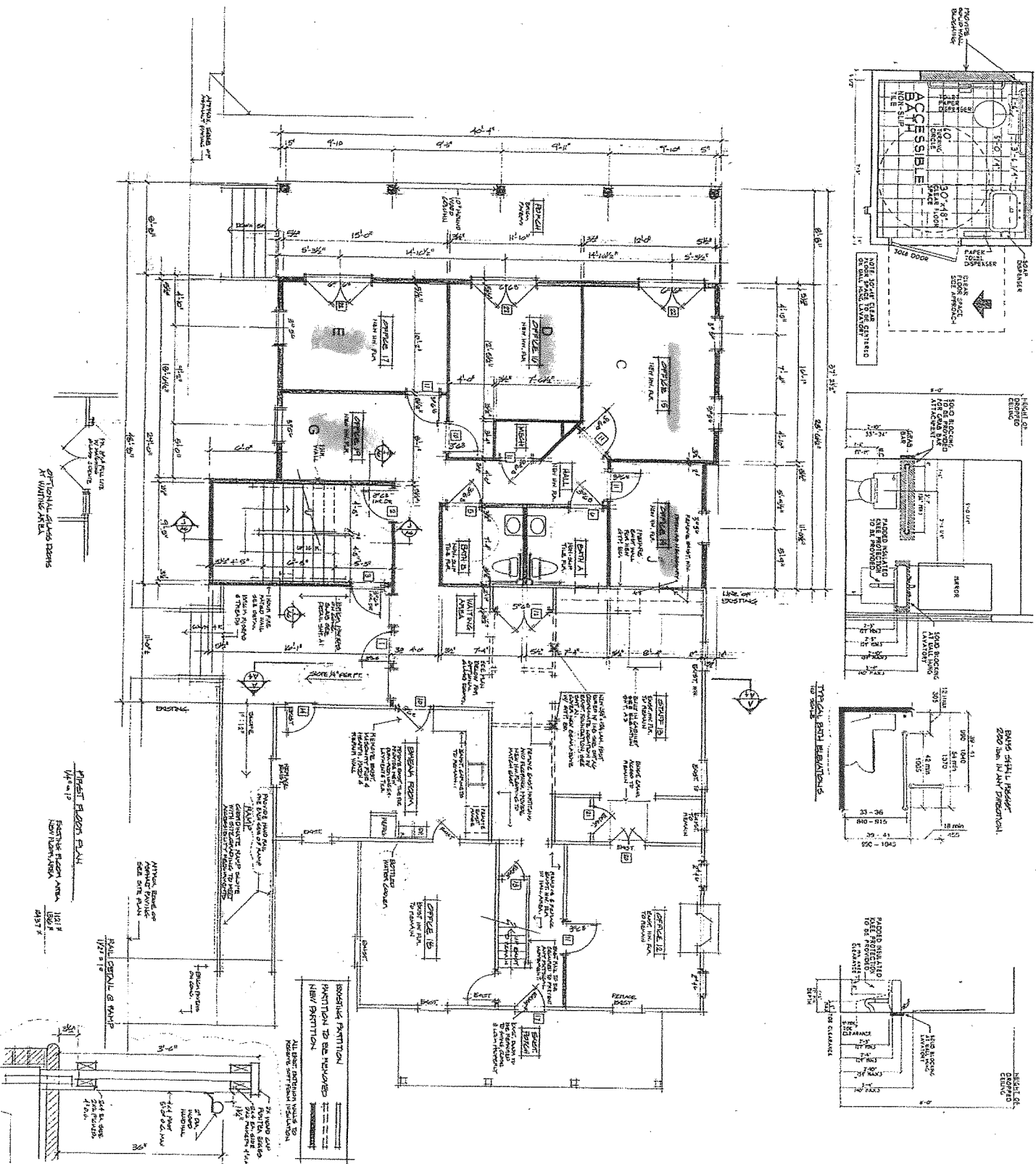
Clifton Professional Offices – 12642 Chapel Road Tax Map 75-4 ((2)) 22
 Total Gross Floor Area: 4779 SF
 Total Net Floor Area: 3732 SF (per approved Site Plan)

PARKING TABULATION

PO Add	UNIT #	TENANT	NET FLOOR AREA	Parking Required	USE PERMIT APPROVAL DATE
NA	Office 1	Fullerton & Knowles	185 SF		
"	Office 2	-----	144 SF		
"	Office 3	-----	141 SF		
"	Office 6	-----	154 SF		
"	Office 7	-----	155 SF		
"	Office 12	-----	166 SF		
"	Office 13	-----	239 SF		
"	Office 18	-----	180 SF		
	Sub-Total	Fullerton & Knowles	1505 SF	6	8/31/09
H	Office 8	vacant	155 SF		
F	Office 9	vacant	178.5 SF		
I	Office 10	Coticelli Group, LLC	141 SF	1	
	Office 11	File room	81 SF		
	Office 14	Core Outdoor	95 SF		
C	Office 15	Core Outdoor	180 SF	4	
D	Office 16	Core Outdoor	146 SF		
E	Office 17	Core Outdoor	141 SF		
G	Office 19	Core Outdoor.	80 SF		8/6/13
B	Suite B Garage	C S Design Studio, LLC	360 SF	3	

Total Parking Spaces Required: 14
Total Parking Spaces Provided: 17
Number of Loading Spaces: 1
Number of Handicap Spaces: 1

Revision Date–February 8, 2021



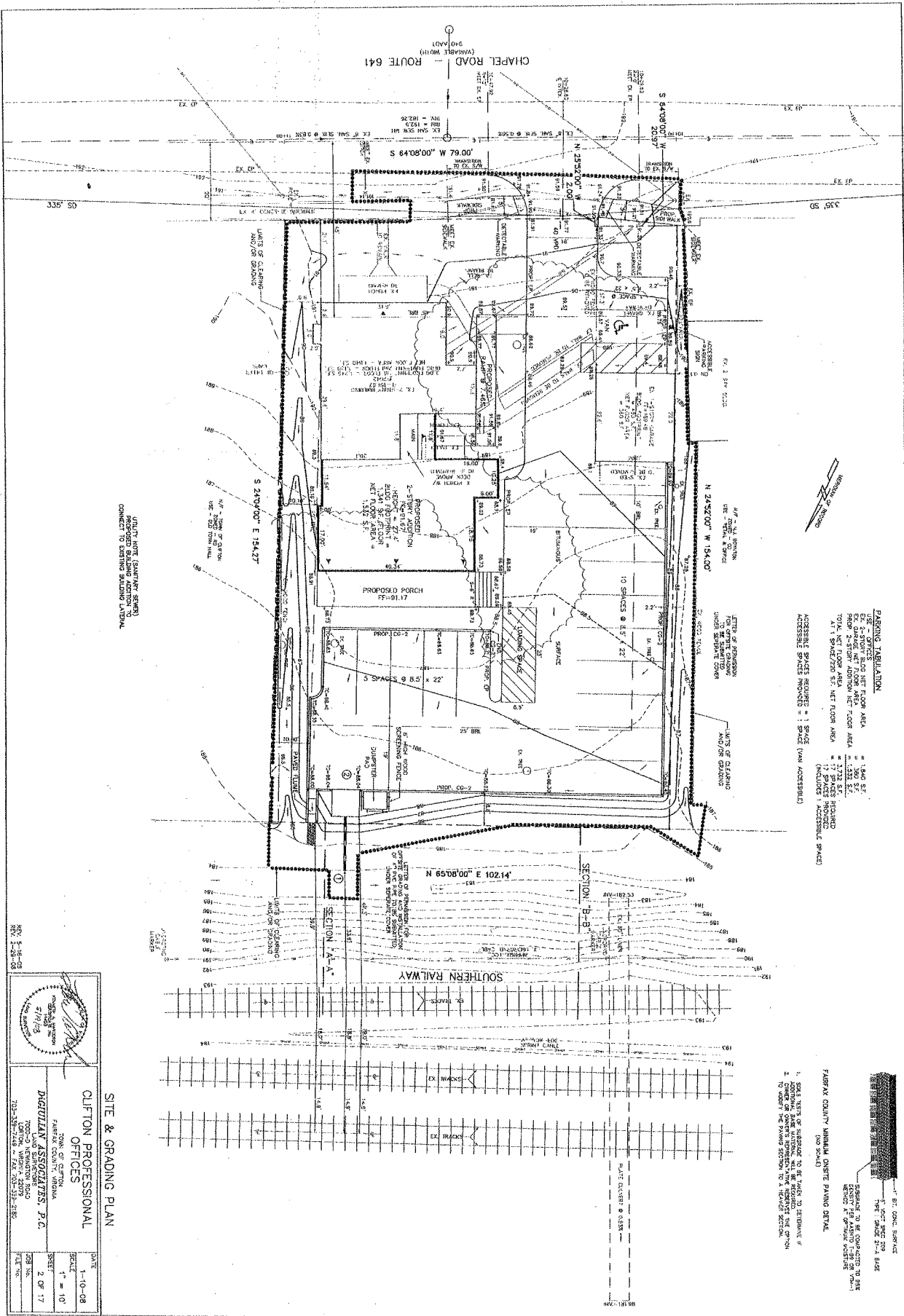
Clifton Professional Offices
12642 Chapel Rd. Chiswick, Virginia

ROYCE CHARLES JARRENDT
Architect

12644 Chapel Road - Suite 215
Chiswick, Virginia 22024

703-266-0367

Royce C. Jarrendt, A National Licensed Architect, reserves all common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or used in any form without his consent.



PARKING TABULATION

1ST FLOOR AREA = 1,340 S.F.
 2ND FLOOR AREA = 1,332 S.F.
 3RD FLOOR AREA = 1,332 S.F.
 TOTAL NET FLOOR AREA = 3,999 S.F.
 TOTAL NET FLOOR AREA = 3,999 S.F.
 TOTAL NET FLOOR AREA = 3,999 S.F.

ACCESSIBLE SPACES PROVIDED = 11 SPACES
 ACCESSIBLE SPACES PROVIDED = 11 SPACES (MAX ACCESSIBLE)

FARFAX COUNTY MINIMAL DISTANCE PARKING DETAIL
 (SEE SHEET)

1. SOLID LINE OR SURFACE TO BE MAINTAINED TO REMAIN AS SHOWN.
 2. DASHED LINE OR SURFACE TO BE CONSTRUCTED TO BE AS SHOWN.
 3. DOTTED LINE OR SURFACE TO BE CONSTRUCTED TO BE AS SHOWN.
 4. TO VERIFY THE PARKING SECTION TO A REAR SECTION.

SITE & GRADING PLAN

CLIFTON PROFESSIONAL OFFICES

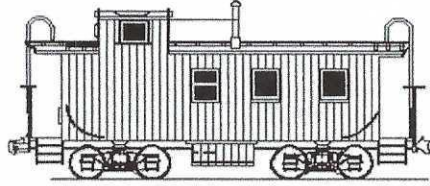
THINK OF CLIFTON
 FARFAX COUNTY, VIRGINIA
 2018

DEGIULIAN ASSOCIATES, P.C.
 1000 SULLY ROAD
 FALLS CHURCH, VIRGINIA 22044
 703-261-7118 • FAX 703-261-7115

DATE: 1-10-08
 SHEET: 1 OF 10
 REVISION: 2 OF 17
 DRAWN BY: [Signature]

UTILITY NOTE (SHEETS 1-10)
 EXISTING UTILITIES SHOWN AND PROPOSED CHANGES INDICATED BY DASHED LINES.

REV: 1-10-08
 REV: 1-10-08



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12725 Clifton Heights Lane, Clifton, VA 20124		Date: [Month / Year] 4/11/2021		
1. Type of Permit:	<input checked="" type="checkbox"/> Construction <input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Retail	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Special Use <input type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
2. Name of Applicant: Davis Reeder Hall IV Mailing Address: 12725 Clifton Heights Lane, Clifton, VA 20124 Phone: 571-437-1764 Email Address: RHall@townandcountryanimalh.com				
3. Name of Property Owner (if different): Mailing Address: 12725 Clifton Heights Lane, Clifton, VA 20124				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 81152				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.				
			<input checked="" type="checkbox"/> Plat Attached	

Is the applicant or owner a member of a homeowners association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) Amanda Jones  DATE OF HOA APPROVAL: 4/10/21

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: 

DATE: 4/11/21

PROPERTY OWNER SIGNATURE: 

DATE: 4/11/21

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE

PRINT _____

CONDITIONS: _____

APPROVED DISAPPROVED

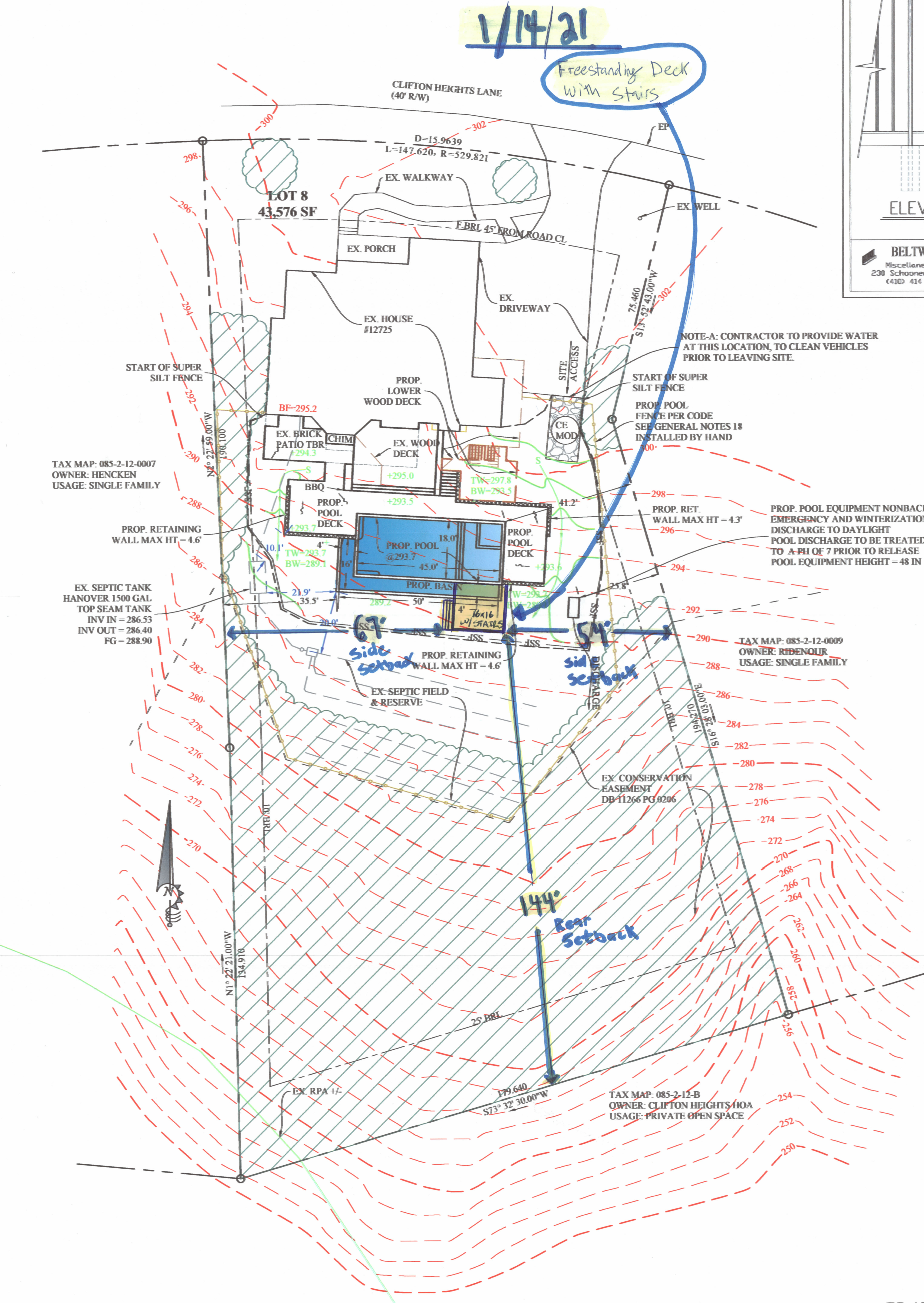
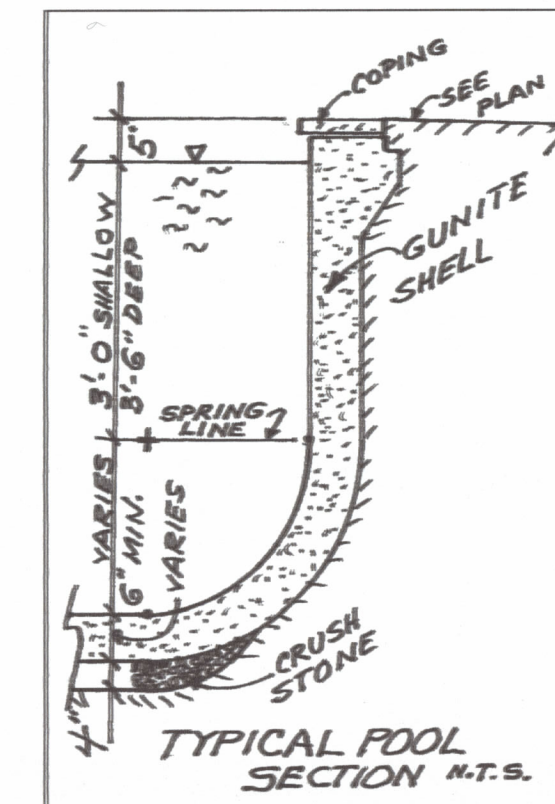
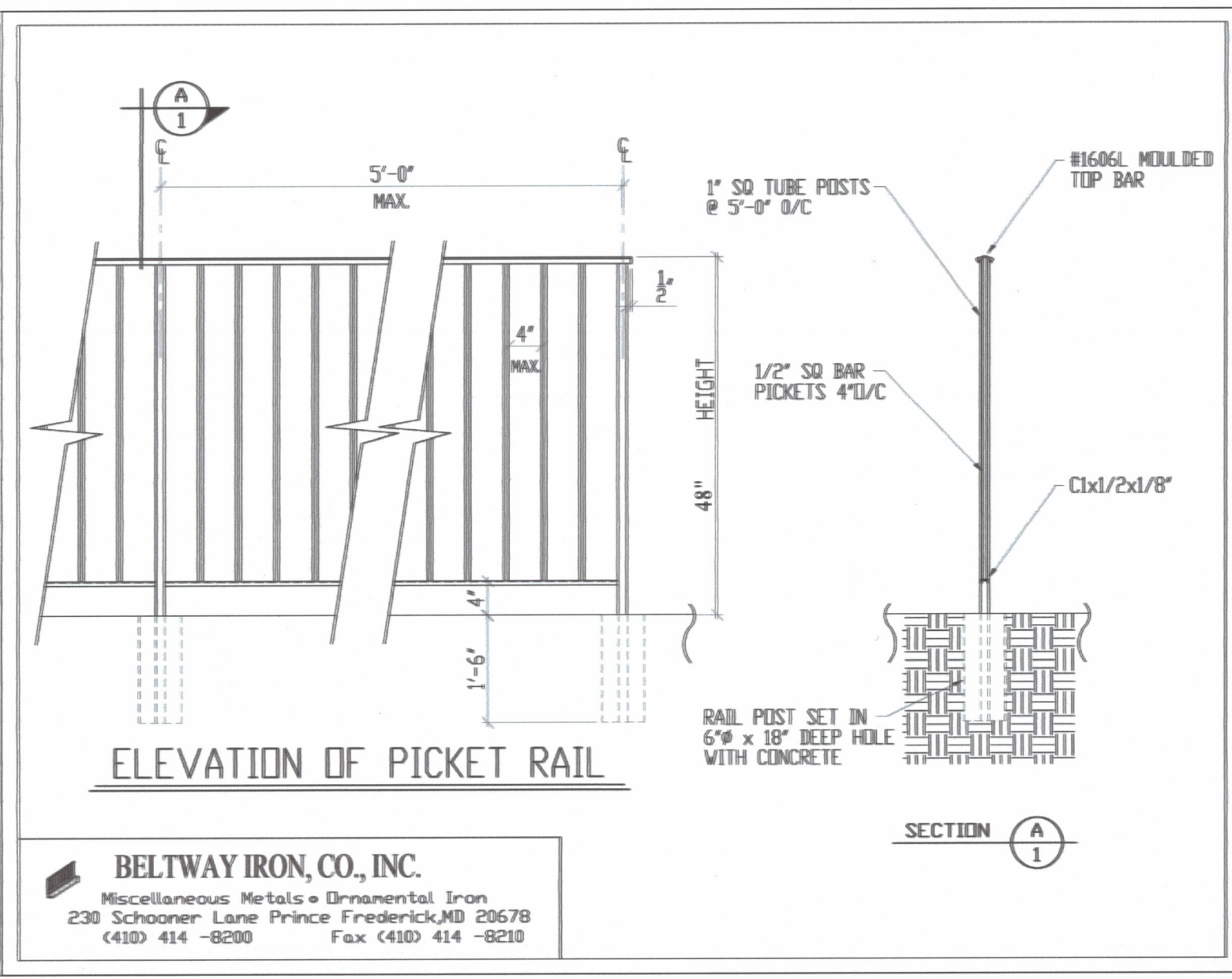
TOWN COUNCIL: _____
SIGNATURE

PRINT _____

CONDITIONS: _____

NOTE: Elevations stated in NGVD29 on horizontal datum of VCS NAD 1983, North Zone

1/14/21
 Freestanding Deck with stairs



- POOL WATER DISCHARGE NOTES:**
- LET POOL WATER STAND UNTREATED FOR AT LEAST SEVEN DAYS TO ALLOW CHLORINE OR BROMINE TO DISSIPATE.
 - TEST THE PH OF THE POOL WATER TO ENSURE IT IS CLOSE TO NEUTRAL (NEAR PH 7) BEFORE DRAINING. ADJUST THE PH IF NECESSARY.
 - REMOVE EXCESS SEDIMENT AND LEAVES FROM THE WATER.
 - DRAIN POOL WATER OVER A WELL-VEGETATED AREA ON THE OWNER'S PROPERTY TO SLOW IT DOWN AND AERATE IT. POOL WATER SHOULD NOT BE DRAINED DIRECTLY INTO A STORM DRAIN OR A STREAM. DRAIN THE WATER AT A SLOW RATE SO IT DOES NOT ERODE STREAM BANKS DOWNSTREAM OF THE POOL.

- GEOTECHNICAL NOTES:**
- EDR-ENGINEERING DESIGN REVIEW
 - PRV-PRESSURE RELEASE VALVES TO BE USED
 - SPW-SWIMMING POOL BOTTOM SLAB AND WALL MUST BE UNDERLAIN AND BACKFILLED WITH NON-EXPANSIVE MATERIALS. ALTERNATIVELY, AN ENGINEERED DESIGN OF THE BOTTOM SLAB AND POOL WALL MUST BE PROVIDED. EITHER DESIGN SHALL CONSIDER ALL LATERAL FORCES ON THE SWIMMING POOL WALL (INCLUDING LATERAL EARTH PRESSURES, SWELLING PRESSURES, HYDROSTATIC PRESSURES, SURCHARGE, ETC.) IN NO CASE SHALL EQUIVALENT FLUID PRESSURE FOR EXPANSIVE SOILS BE LESS THAN 90 PSF PER LINEAR FOOT OF THE WALL HEIGHT. THE STRUCTURAL DESIGN OF THE WALL SHALL BE SUBJECT TO APPROVAL OF BUILDING PLAN REVIEW.
 - CI-GEOTECHNICAL ENGINEERING SITE INSPECTION PRIOR TO POOL SHELL CONSTRUCTION
 - FFE-FOOTINGS WILL EXTEND THROUGH PREVIOUSLY DISTURBED SOILS AND BEAR ON COMPETENT UNDISTURBED SOILS.
 - BF-WALLS MUST BE BACKFILLED WITH NON-EXPANSIVE SOILS THAT CORRESPOND TO THE LATERAL PRESSURE USED IN THE DESIGN OF THE WALL, AS LISTED BELOW. THE TOP OF THE BACKFILL SHALL BE ADEQUATELY SLOPED TO PREVENT WATER FROM ACCUMULATING AROUND THE STRUCTURE.
- NOTE: PRESSURE RELEASE VALVES SHALL BE PROVIDED FOR THE RELEASE OF HYDROSTATIC PRESSURE WHEN THE POOL IS EMPTIED

SPECIAL NOTE: I certify that a net increase in stormwater runoff will have no negative impact on downgradient stream.

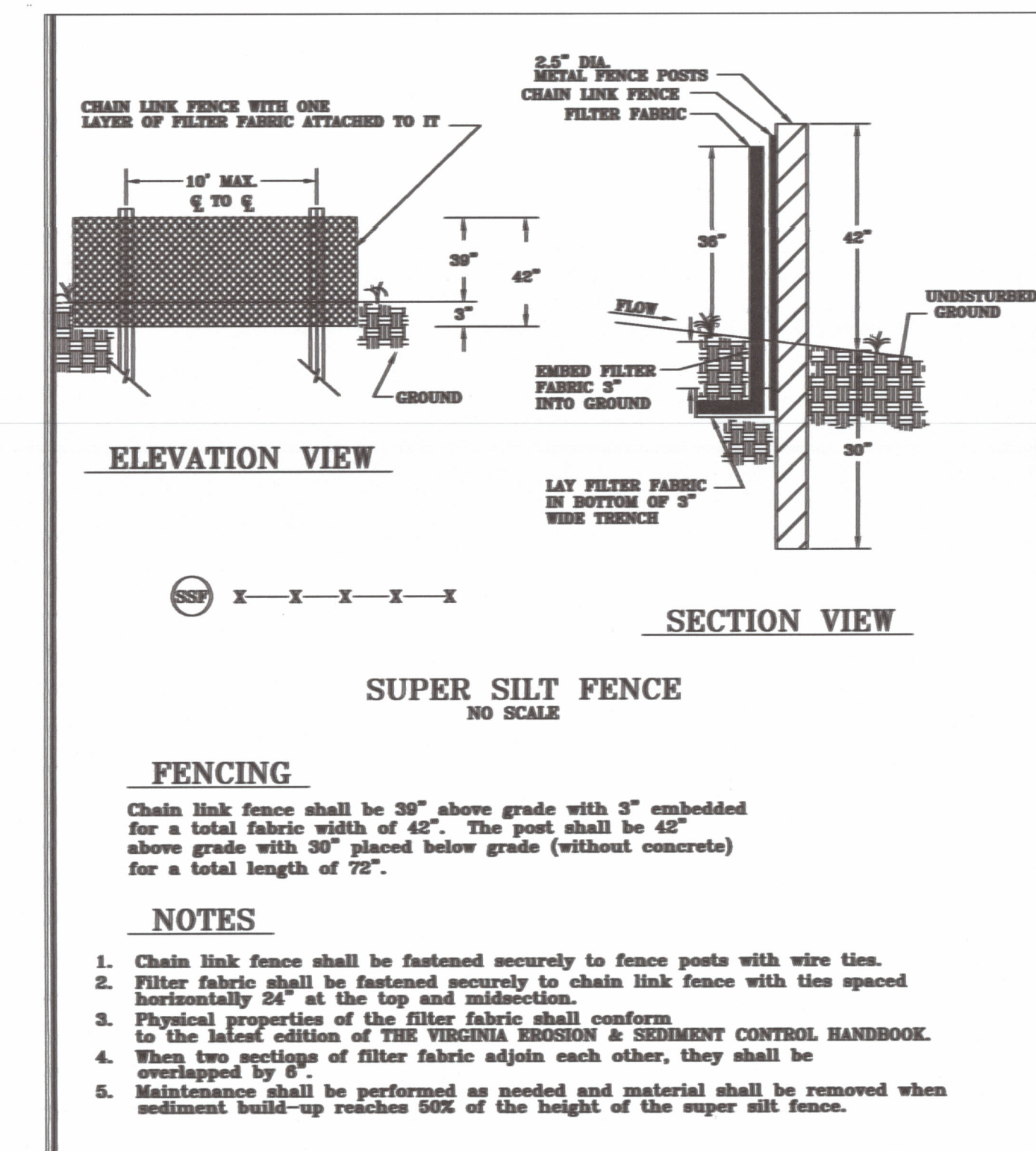
Pre and Post Impervious Area	
Pre	Area (ft ²)
House	3,460
Driveway	1,964
Patios/Walkways	1,096
Pre Total	6,520
Post	Area (ft ²)
House	3,460
Driveway	1,964
Patios/Walkways	559
Prop. Pool Deck	3,270
Post Total	9,253
Total Impervious Area	9,253
Lot Size	43,576
% Impervious	21.23

- LEGEND:**
- LIMIT OF CONSTRUCTION
 - - - SF SILT FENCE
 - 1% EXISTING CONTOURS
 - 1% PROPOSED CONTOURS
 - CUT OR FILL CONTOURS
 - + 100.3 EXISTING SPOT ELEVATION
 - + 100.3 PROPOSED SPOT ELEVATION
 - PROPERTY CORNER
 - PROPERTY BOUNDARY
 - PROPOSED SWALE
 - EXISTING SWALE
 - SURFACE WATER FLOW
 - EXISTING TREE AREA POST-DEVELOPMENT
 - CONSTRUCTION ENTRANCE
 - TBR TO BE REMOVED

ENTRANCE NOTE: DEPENDING ON ACTUAL SITE CONDITIONS AND LIMITATIONS IN THE FIELD, THE SITE INSPECTOR MAY ALLOW THE LENGTH OF THE STANDARD CONSTRUCTION ENTRANCE TO BE MODIFIED.

- GENERAL NOTES**
- ALL WORK PER APPLICABLE STATE & LOCAL CODE.
 - PROPERTY: TAX MAP: 085-2-12-0008
 - ZONING: R-D
 OWNER: DAVIS REEDER HALL
 12725 CLIFTON HEIGHTS LANE
 CLIFTON, VA 20124
 - THE BOUNDARY SHOWN IS BASED ON PLAT:
 BY: TIMOTHY FERRELL DATED: 10/26/16
 TITLED: DRAINFIELD PLAT
 - THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION IN VICINITY OF WORK AREA.
 - ALL SILT CONTROLS ARE TO BE LOCATED AT LIMITS OF GRADING, AS SHOWN.
 - ALL EROSION SILTATION CONTROLS SHALL CONFORM TO THE LATEST EDITION OF STATE AND LOCAL MODIFIED MANUALS.
 - ZONING REQUIREMENTS: MIN. LOT SIZE: 217,800 SQ FT
 MIN. LOT WIDTH: 100 L.F. MAX. BLDG. HT.: 35 L.F.
 SETBACKS: FRONT: 45 FT FROM ROAD CL. FT SIDE: 10 FT REAR: 25 FT
 - LOT SIZE: 43,576 SQ FT SUBDIVISION: CLIFTON HEIGHTS
 LOT NUMBER: 8
 - ALL VEHICULAR TRAFFIC LEAVING SITE TO BE CHECKED TO ENSURE THAT SOIL IS NOT TRANSFERRED ONTO PUBLIC STREETS.
 - IN ACCORDANCE WITH SWMO CHAPTER 124, THE IMPERVIOUS CALCULATIONS:
 IMPERVIOUS AREA: 9,253 S.F.
 TOTAL SITE AREA: 43,576 S.F.
 PROPOSED IMPERVIOUS AREA PERCENT: 21.23%
 - DO NOT REMOVE TREES BETWEEN SILT FENCE (SF) AND LIMIT OF CONSTRUCTION (LC).
 - REMOVE ONLY THOSE TREES INSIDE THE LIMIT OF CONSTRUCTION TO ALLOW FOR CONSTRUCTION ITEMS AND PROPER GRADING.
 - WATERSHED: POPES HEAD CREEK
 - DISTURBED AREA, (PROP. WORK): 7,100 S.F.
 - DISTRICT: SPRINGFIELD TOWN OF CLIFTON
 - CONTRACTOR TO VERIFY ANY ADJACENT STRUCTURE FOOTINGS PRIOR TO CONSTRUCTION, TO INSURE NO UNDERMINING CONDITION, AND FROST PROTECTION.
 - THE PRESENCE OF WETLANDS ON THE PROPERTY PROJECT AREA: NO
 - PROPOSED POOL FENCE SHALL CONFORM TO BOCA PROVISION BEING A MINIMUM OF 48" IN HEIGHT WITH A LOCKABLE GATE SURROUNDING THE POOL, VERIFY WITH LATEST LOCAL CODE. FENCE TO BE PROVIDED FOR THE BUILDING INSPECTOR'S DISCRETION.
 - UTILITIES: WATER: PRIVATE
 SEWER: PRIVATE
 - SEPARATE PERMIT REQUIRED FOR WALLS GREATER THAN 3' IN HEIGHT.
 - SILT FENCE AND STORM WATER TO BE MONITORED BY CONTRACTOR OR AGENT DURING SIGNIFICANT RAIN EVENTS.

The grading/excavation contractor for the subject site is required to notify, in writing, the assigned site inspector regarding any excess material proposed to be hauled offsite prior to hauling. The notification must indicate the quantity of material to be moved offsite, identification of the receiving site where the excess will be taken, and all information necessary to show that such receiving site has been properly permitted and has E&S Controls installed.



SHEET 2: SITE PLAN

STRUCTURAL CIVIL

WILLIAM BLACKWELL, P.E.
 8750 BRUCELAND HILL RD.
 GAINESVILLE, FL 32655-2815
 781.754.8782 FAX 781.753.8939

ENVIRONMENTAL GEOTECHNICAL

JESS PROCTOR
 GRADING PLAN
 PROPOSED: POOL, DECK, PATIO WALLS, SPA
 RESIDENCE:
 HALL
 12725 CLIFTON HEIGHTS LN
 CLIFTON, VA. 20124
 LOT 8
 CLIFTON HEIGHTS
 SPRINGFIELD,
 TOWN OF CLIFTON

DATE: 7/18/2018 DRAWING: 17-12-2-C

PLAN: 1" = 20'



Clifton Clerk <clerk@cliftonva.gov>

Town Council Meeting Agendas and Zoom Links for April

Kathy Kalinowski <khk@baberkal.com>

Thu, Apr 22, 2021 at 12:13 PM

To: Reed Hall <rhall@townandcountryanimalh.com>, Clifton Clerk <clerk@cliftonva.gov>

Cc: Amanda Jones <amanda.sells.dc@gmail.com>, Planning Commission <planning@cliftonva.gov>

Dear Mr. Hall,

We have forwarded your application to Mr. Peterson the Town Engineer for review since this deck is in the location covered by your previous preliminary use permit and plan of development. I am attaching Mr. Peterson's comment letter and his recommendation for your response.

Also, as noted you currently have a Preliminary Use Permit, which was initially granted on April 3, 2018 for construction pursuant to an approved plan of development of a pool, retaining walls, deck, fence and patio which together comprises in excess of 10,000 square feet of land disturbance, and this preliminary use permit was at your request, granted an extension to the end of May, 2021. To date, you have not submitted any new documentation demonstrating progress toward obtaining final County approval. A check in the County's database has revealed the following:

From the [October 27, 2020 Planning Commission Minutes](#), with updates from the County database in **RED**):

"The Planning Commission reviewed a request for an extension of a Preliminary Use Permit dated April 3, 2018 from Reed Hall of [12725 Clifton Heights Lane](#). The Preliminary Use Permit authorized. The applicant states everything is completed except for:

1. the pool railing (**Permitting of rail is not shown on FIDO**)
2. heater for the pool (**Electric inspection has not been scheduled yet**)
3. gas line hook up to the heater (**Gas/plumbing passed inspection on 1/15/2021**)
4. health department approval for well/septic (**No permit issued, but application has been processed**)
5. pool permit from Fairfax County (**Inspection has not been scheduled yet**)

In order to move forward with your latest change to your preliminary use permit, you will need to address the comments in Mr. Peterson's review letter as well as provide information concerning the issues outlined above with your existing preliminary use permit. We will place this matter on the Planning Commission agenda for the meeting on April 27, 2021, but cannot guarantee any recommendations from the Planning Commission until all the foregoing issues are appropriately addressed.


Please do not hesitate to contact me with any questions.

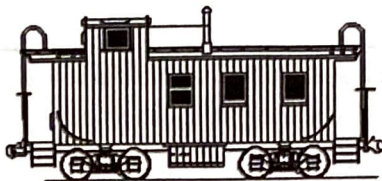
Sincerely,

Kathy Kalinowski

Chair Clifton Planning Commission

[Quoted text hidden]

 **Peterson ltr re hall.doc**
155K



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7144 Main St. Clifton VA 20124		Date: [Month / Year] 3/2021		
1. Type of Permit:	<input type="checkbox"/> Construction <input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Retail	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input checked="" type="checkbox"/> Special Use <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
2. Name of Applicant: Michelle Trainor, Clifton Eatery LLC Mailing Address: 13204 Johnny Moore Ln. Clifton VA 20124 Phone: 703-980-3499 Email Address: michelle.trainor@gmail.com				
3. Name of Property Owner (if different): Weaver House Gian Mazzi Mailing Address:				
4. Name of Business / Organization: Clifton Cafe (DBA) Clifton Eatery LLC				
5. Owner of Business / Organization: michelle Trainor, Solemember				
6. Tax Map Number: 0754 02 0032				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.				
<input checked="" type="checkbox"/> Plat Attached				

8. Attach Floor Plan to Scale (non-residential & home business):		<input checked="" type="checkbox"/> Floor Plan Attached		
9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input checked="" type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application: Expanding the Clifton Cafe to the front of the building an additional 653 sq ft. and requesting expansion of seats from 56 to 84 with addition of necessary parking				
11. If Commercial, Home Business, Agricultural or Industrial: Commercial, Special use				
11. Describe Operation: Restaurant / Cafe business				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: 1,676 SF				
11.b. Days & Hours of Operation (include special events): Mon-Thurs. 7am to 10pm. Fri + Sat. 7am - 11pm. Sun. 7am - 10pm				
11.c. Number of Employees on Site at any One Time: 5 to 10				
11.d. Number of Seats (Restaurant/Church): Total: 84. If applicable, provide number of seats located Inside: 54 and; Outside: 30				
11.e. Gross Floor Area (GFA) of Building or /Premises: 1,676 SF (Code 9-13) Net Gross Floor Area if more than one use in building: _____ SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: 26 (Code 9-13)				
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): 26				
11.h. Gross Floor Area of Dwelling (Home Business Only): _____ SF				
12. Application Fee Enclosed: \$250 (Fee schedule in Filing Instructions) \$ previously submitted				

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

Is the applicant or owner a member of a homeowners association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) _____ DATE OF HOA APPROVAL: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: *M. J. [Signature]*

DATE: 3/16/2021

PROPERTY OWNER SIGNATURE: *[Signature]*

DATE: 3/16/2021

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE

PRINT

CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE

PRINT

CONDITIONS: _____

7144 Main Street
Clifton, Virginia 20124

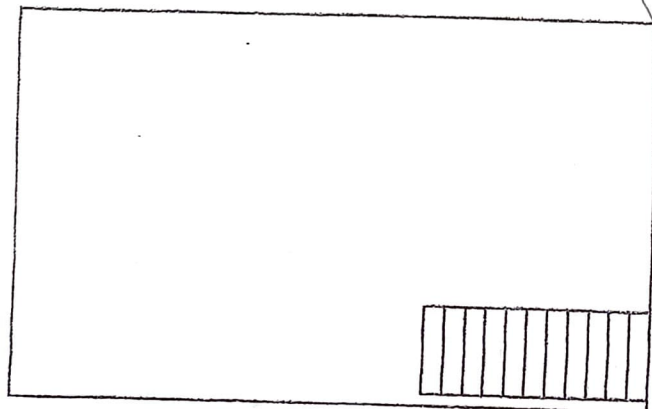
MAIN LEVEL



No Changes
to existing
Cafe
footprint
layout or
Kitchen equipment

Request is to
use rooms
#1, #2, #3 & #4
for additional
seating, painting
the walls and
adding tables.

LOWER LEVEL





April 8, 2021

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: Clifton Café -7144 Main Street– Use Permit Application
Gordon Project Number 1620-0101 Task 137A
Summary

Dear Ms. Kalinowski:

The following summary is based on the Plat/Plan that I received on March 24, 2021 prepared by Professional Design Group. The Use permit is for the expansion of the seating capacity and an increase in the number of parking space. The applicant is showing a disturbed area of 2,475 square feet, which is for the new nine (9) parking spaces located at the south west corner of the property and does not include any grading or improvements to any of the existing parking spaces. If any additional rope fence posts are removed or any other improvements are done to the existing spaces or travel isle the limits of disturbance will exceed 2,500 square feet. The engineer of record shall evaluate the limits of disturbance to include the means and methods for the construction the additional parking spaces and the removal of the rope fence posts and certify that the limits of disturbance is below 2,500 square feet.

1. The Town Code does not recognize parallel parking (Code Sec-9-13. d). Provide three (3) parking spaces in lieu of the three (3) parallel parking spaces and shall conform to Section -9-13. d.
2. No loading space provided (Code Sec-9-13. c.9). Provide loading space.
3. Depth of parking stalls depths shall be 18 feet (Code Sec-9.13. d).
4. Proposed parking setbacks need to be shown for the side and rear yards. Parking setbacks for all off-street parking shall conform to those established herein for the building (Code Sec-9-19. b.3), except as modified by the approval of the Use Permit by the Planning Commission (Code 9-19. e)
5. Need to demonstrate how a car can ingress/egress the last parallel space when all other spaces are occupied. Also demonstrate how a car can ingress/egress the last perpendicular space when all other spaces are occupied (Code Sec-9.13. m). The use of auto turn may be of assistance. In any event it will be difficult or impossible to for a car to park in the last parallel or perpendicular space when the other spaces are occupied.
6. How are the spaces adjacent to Ford Lane being accessed? If they are being accessed off Ford Lane provide a right of access since this is a private road (Code Sec9-13. m).
7. Need to show the parking lot lighting (Code Sec-9.13. f).

8. Existing entrance on Main Street shall comply with the Virginia Department of Transportation for a commercial entrance (Code Sec-9.13. m).
9. The existing entrance driveway aisle shall comply with the proper width for two-way traffic (Code Sec-9.13. d)
10. Landscaping and screening may be required adjacent to the proposed parking spaces to the south and the applicant should evaluate the impacts that the vehicle loads, and gravel will have on the existing trees on the adjacent properties (Code Sec-9.13. p).
11. Provide the required handicapped parking per the Virginia Uniform Statewide Building Code 13VAC5-63-250. Chapter 11 Accessibility.

My recommendation to the Planning Commission is to not approve the application subject to the comments above.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

GORDON.

Scott Peterson, P.E.

Attachment: Clifton Café Markup 4-8-21.pdf



Clifton Clerk <clerk@cliftonva.gov>

Clifton Cafe Use Permit

Kathy Kalinowski <khk@baberkal.com>

Fri, Apr 23, 2021 at 1:33 PM

To: Michelle Trainor <michelle.trainor@gmail.com>, Clifton Clerk <clerk@cliftonva.gov>

Cc: Gian Piero From Piero's Corner <gian@pieroscorner.com>, Planning Commission <planning@cliftonva.gov>

Dear Michelle,

Your April 21, 2021 application will be placed on the Planning Commission agenda Tuesday for discussion purposes, so that there can be a comprehensive discussion of the various issues that have been raised since we last met on your application at the December 31st meeting, your March 16, 2021 application and the latest application that you submitted on April 21, 2021.

However, given that your April application is still increasing the number of seats, and that the building is now going to be used only for restaurant purposes, it is important to place the same parking requirements on your business as exist for other restaurants. Namely, there should be a parking plan detailed and certified by a qualified person that shows all parking spaces, their dimensions, the dimensions of the aisles, exits and entrances, the setbacks to all property lines shown on your recent survey. This plan also needs to address all the requirements set forth in Code Section 9-13 such as loading spaces, whether ADA parking is required, and if not, why not. As you know these issues were raised at the December 2020 meeting.

Also, you now mention that there is an error with your use permit that you are requesting be remedied. Please provide exact information on the error, such as the nature of the error, when it occurred and any supporting paperwork or data you have which would support your claim of an error in order to allow us to research it as soon as possible.

We look forward to hearing from you,

Sincerely,

Kathy Kalinowski

Chair, Clifton Planning Commission

[Quoted text hidden]

To: Planning Committee

Re: REVISED Use Permit – Clifton Cafe

Date: 4/20/2021

Planning Committee,

This cover letter is being provided to summarize a revision to the 3/20/21 Use Permit Application submitted for the expansion of the Clifton Café - to the front of the Weaver house property.

The application has been adjusted as follows:

- 1) Removed the request to enlarge the parking lot. The parking will not be expanded.
- 2) Changed the total number of seats to 74.
- 3) Changed the total number of off-street parking spaces required to 21 (the current parking)

All revisions above have been provided in blue ink on the included revised application.

In reviewing the current Use Permit for the Clifton Café, approved by the Town Council on May 7, 2019, I noticed two errors:

- The calculation on Feb 2016 should have listed 28 seats instead of 26, (2 incremental seats)
- The Total parking spots allocated was 16, not the 17 available, which allows for 8 patron on-site parking spaces (4 incremental seats)

# of Parking Spaces Required	Seat-t-Spot Ratio	Seats	Assigned
5 Patron on-site	6:1	30	May 2013
7 Patron on-site	4:1	26 28	Feb 2016
4 Employee on-site	8 employees		
17 16 Total Parking Spaces			
17 # Parking Spaces Available on site			

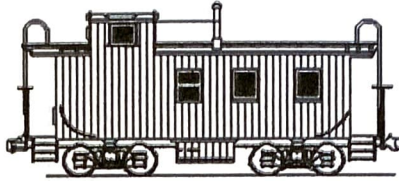
As part of this application I am requesting error in the original use permit be corrected. Adjusting the currently approved seats to 62 (instead of the 56 listed in the May 7th, 2019 Use Permit). The 62 is the amount that was on the original Use Permit form submitted in March of 2019.

With the correction to 62 seats. I am requesting that the 4 parking spaces previously allocated to the Horse Hippie, be reassigned to the Clifton Café. Three of the spaces will be used for seating (12 additional seats) bringing the requested seating approval to 74 seats. The other space would be used to bring the total employees on-site to 10 (2 incremental employees).

Thank you for your assistance with this,

Michelle

703-980-3499



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7144 Main Street Clifton VA 20124		Date: [Month / Year] 4/20/21		
1. Type of Permit:	<input type="checkbox"/> Construction	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Office <input type="checkbox"/> Retail		
	<input checked="" type="checkbox"/> Special Use <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
2. Name of Applicant: michelle Trainor, Clifton Eatery LLC				
Mailing Address: 13204 Johnny Moore Ln. Clifton VA 20124				
Phone: 703-980-3499				
Email Address: michelle.trainor@gmail.com				
3. Name of Property Owner (if different): Weaver House				
Mailing Address: Gian Mazzi				
4. Name of Business / Organization: Clifton Cafe (DBA) Clifton Eatery LLC				
5. Owner of Business / Organization: michelle Trainor, sole member				
6. Tax Map Number: 0754 02 0032				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height. <input checked="" type="checkbox"/> Plat Attached				

8. Attach Floor Plan to Scale (non-residential & home business): <input checked="" type="checkbox"/> Floor Plan Attached				
9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input checked="" type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application: ① Correct current use permit from 56 to 62 seats ② Transition 4 horse hippie parking spaces to the Clifton cafe, using 1 space for employee parking + 3 spaces for seating → bringing employee count to 10 and guest seating to 74.				
10. If Commercial, Home Business, Agricultural or Industrial: Commercial, Special Use Restaurant.				
11. Describe Operation: Restaurant / Cafe'				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: <u>1676</u> SF				
11.b. Days & Hours of Operation (include special events): <u>Mon-Thurs. 7am to 10pm, Fri + Sat. 7am - 11pm Sun. 7am - 10pm</u>				
11.c. Number of Employees on Site at any One Time: <u>10</u>				
11.d. Number of Seats (Restaurant/Church): Total: <u>74</u> . If applicable, provide number of seats located Inside: <u>44</u> and; Outside: <u>30</u>				
11.e. Gross Floor Area (GFA) of Building or /Premises: <u>1676</u> SF (Code 9-13) Net Gross Floor Area if more than one use in building: _____ SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: <u>21</u> (Code 9-13)				
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): <u>21</u>				
11.h. Gross Floor Area of Dwelling (Home Business Only): <u>—</u> SF				
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) \$ <u>250</u> Submitted				

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

Is the applicant or owner a member of a homeowners association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) _____ DATE OF HOA APPROVAL: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: Michele L. Loria

DATE: 4/21/2021

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 4-21-2021

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____

SIGNATURE

PRINT

CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____

SIGNATURE

PRINT

CONDITIONS: _____

**Town of Clifton
Commercial Parking Tabulation**

Property Name: Weaver House / Clifton Cafe
 Property Owner's Name: Gian Mazzi
 Owner's Contact Information: 703-901-0242
 Date: 4/20/21
 Building Total Gross Floor Area: 1676

SUITE #	TENANT NAME	NET FLOOR AREA	USE (Restaurant/Office/Retail/Other Commercial Use)	NUMBER OF EMPLOYEES	NUMBER OF CUSTOMER SEATS (For Restaurant Use Only)	PARKING SPACES REQUIRED	DATE OF APPROVAL OF USE PERMIT
	Clifton Cafe	1676	Restaurant		30	5	May 2013
					28*	7	Feb 2016
					4*	1*	
				8		4	
					62*	17	spaces today
	Clifton Cafe				12	3	Requested
				2		1	Requested
					<u>74</u>	<u>(21)</u>	Requested

*Corrected numbers from May 7, 2019 approved use permit

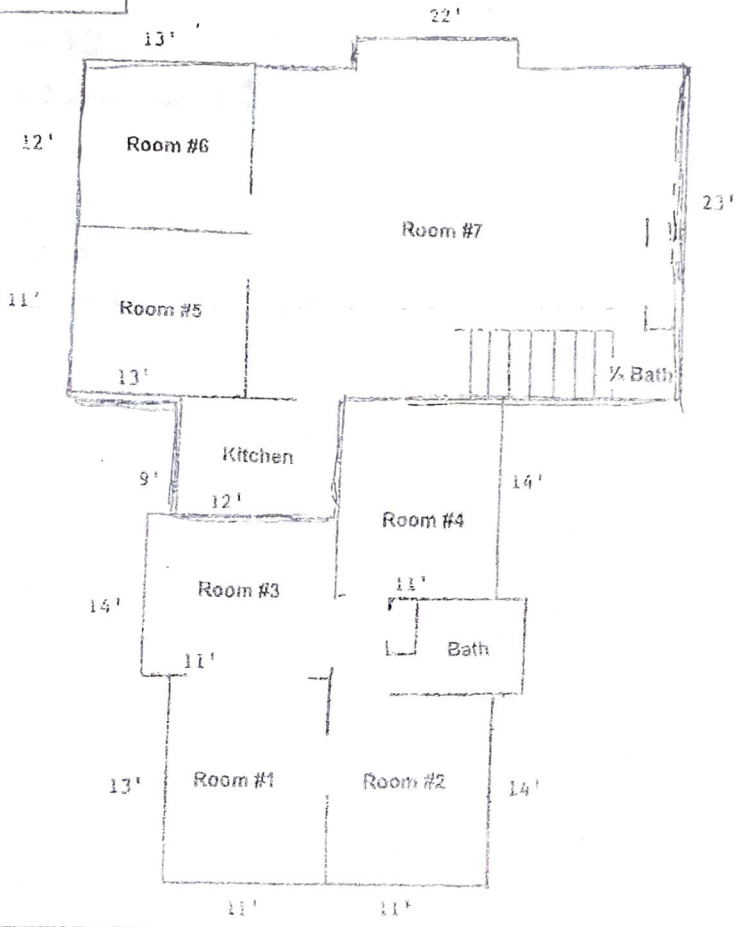
Total # of Platted Parking Spaces on the Property: 21

Total # of Use Permit Allocated Parking Spaces: 21

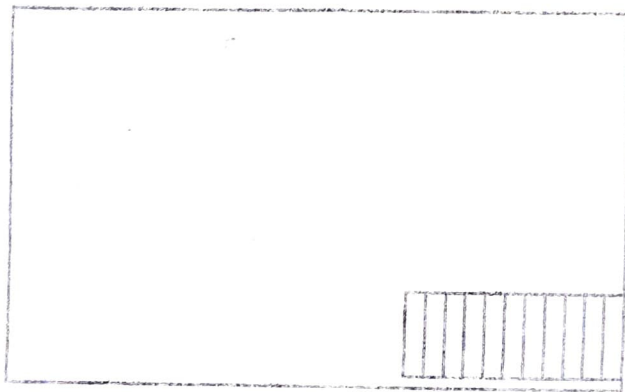
Total # of Loading Spaces: _____

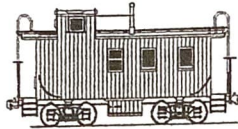
7144 Main Street
Clifton, Virginia 20124

MAIN LEVEL



LOWER LEVEL





SPECIAL USE PERMIT TOWN OF CLIFTON, VIRGINIA

- | | |
|---|---|
| 1. Type of Permit: | Special Use, Restaurant |
| 2. Name of Applicant: | Clifton Eatery, LLC (Michelle Trainor, Sole Member); 13204 Johnny Moore Lane, Clifton, VA 20124; Michelle.Trainor@gmail.com; 703-980-3499 |
| 3. Owner of Property: | Steffen and Erin Tengesdal and Thomas Van Blaricom (Clifton Café Realty) |
| 4. Name of Business / Organization: | Clifton Eatery, LLC, dba Clifton Café |
| 5. Owner of Business / Organization: | Michelle Trainor |
| 6. Address of Premises: | 7144 Main Street |
| 7. Tax Map Number: | 0754-02-0032 |
| 8. Attach Copy of Plat for Property: | Parking Plan Attached |
| 9. Attach Floor Plan (All Non-Residential and Home Business): | Floor Plan Attached |
| 10. Zoning District of Premises: | Commercial |
| 1. Type of Use: | Non-Residential Special Use Permit – Restaurant |
| 11. Purpose of the Application: | New Special Use Permit to indicate new ownership, number of employees, hours of operation, square footage, number of parking spaces and on-site parking for employee parking, and number of parking spaces required for Horse Hippie. |
| 12. If Commercial, Home Business, Agricultural or Industrial: | Commercial: Special Use Permit – Restaurant |
| 12.1 Operation Description: | Restaurant/café business |
| 12.2 Number of Employees: | No more than eight (8) employees on site during peak hours |
| 12.3 Hours of Operation: | Monday-Thursday 7AM-10PM; Friday 7AM-11PM; Saturday 8AM-11PM; Sunday 8AM-9PM, with early opening at 6AM on several special event occasions. |
| 12.4 Number of Client visits per Day: | N/A |
| 12.5 Square Footage (Sq. Ft.) of Premises: | 1,000 |
| 12.6 Number of Seats: | Total of 56 seats total inside and outside; of which no more than 30 seats be outside. |
| 12.7 Number of Off-street Parking Spaces Available | |
| 12.8 Number of Off-street Parking Spaces Required: | |

# Parking Spaces Required	Seat-to-Spot Ratio	Seats	Assigned
5 Patron On-site	6:1	30 ²⁸	May 2013
7 Patron On-site	4:1	26	Feb 2016
4 Employee On-site			

17	Total Parking Spaces			
#	Parking Spaces Available			
17	On-site			

Specific Restrictions:

- That the Clifton Café, which has an ABC license, continue to operate as restaurant/café business.
- That the hours of operation are Monday-Thursday 7AM-10PM; Friday 7AM-11PM; Saturday 8AM-11PM; Sunday 8AM-9PM, with early opening at 6AM on several special event occasions.
- That a maximum of 8 employees be on site at any one time.
- That the restaurant/café have a maximum of 56 seats total inside and outside; of which no more than 30 seats be outside.
- That the parking spaces required for restaurant/cafe use are as follows:
 - pre-approved 30 seats from use permit dated May 21, 2013 which required 5 parking spaces, at a 6 to 1 ratio,
 - an additional 26 seats requested by the instant application, which require 7 parking spaces, at a 4 to 1 ratio,
 - 8 employees which require 4 parking spaces,
- Therefore, a total of 17 parking spaces is required.
- That the drawn to scale Parking Plat for the use of all the occupants of the Property located at 7144 Main Street, is as attached to the March 27, 2019 application. The only other business located at 7144 Main Street is Horse Hippie which previously been allocated 4 parking spaces.
- That the 4 parking spaces abutting and accessed solely by Ford Lane be used only by the employees of the applicant.
- That the parking spaces numbered 5-21 on the plat will not as a matter of routine, access or exit the parking area through Ford Lane, except in the case of an emergency.
- That no outdoor music is allowed.
- That the entrance to parking area from Main Street be clearly delineated; and that no planters, signs, etc., which are used at this entrance be located on the sidewalk.
- That no additional lighting to the outside of the property used for restaurant/café seating or parking be added without review by the Planning Commission and Town approval.
- That ARB approval be obtained for any signs and if necessary, for the installation of any awnings or sails on the outdoor area.
- Provide adequate access to empty the dumpster.

Fee Enclosed: \$250

The above use is found to be in conformity with the provisions of the Clifton Town Ordinances.

On the serving of notice by the Town Council of any violation of any such provisions or requirements with respect to any building or the use thereof, or the use of the land, this Use Permit shall become null and void as provided in the Clifton Town Ordinances, Chapter 1, Section 16 and Chapter 9, Section 14 and a new Use Permit shall be required for any further use of such building or land.
(Town Seal)

Approved by: 
William Hollaway, Mayor



April 20, 2021

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 12725 Clifton Heights Lane
Gordon Project Number 1620-0101 Task 128A
Deck Addition Comments

Dear Ms. Kalinowski:

The following comments are based on Use Permit application and plat/plan that I received April 19, 2021, dated July 18, 2018 with a blue magic marker showing an additional deck with stairs dated January 14, 2021 prepared by William Blackwell, PE. Entitled Clifton Heights Lot 8 received by e-mail. The plat/ plan reflects the additional deck and stairs which are within the approved limits of disturbance. This plan is still subject to the Town's Chesapeake Bay Ordinance and is subject to approval by the ARB. The applicant needs to provide a revise plan of development addressing the following comments:

1. The plan Virginia Runoff Reduction Method spreadsheet shall be updated, and the plan of development must demonstrate how the additional impervious area from the deck addition complies with the Chesapeake Bay Ordinance (Code Sec 11-2. a. 1-5).
2. The applicant shall provide a nutrient credit letter of availability or a receipt of the purchased nutrient credits for the previous approved plan of development. Additional restrictions on the use of nutrient credits imposed by 9VAC25-900-91. B went into effect on January 1, 2021. A receipt of the purchase for the nutrient credits will be required prior to the issuance of the final Use Permit.
3. The Erosion and Sediment Controls provided on the approved Development plan must be in place and functioning as designed.
4. The plan needs to provide setback distances that are perpendicular to the property line (Code Sec 9-19. B. 3).
5. The deck addition must have an approved building permit from Fairfax County (Code Sect 9-10.1).
6. The plat and development plan requires that a professional engineer sign and seal the submission (Code Sec 11-15. a. 2)

My recommendation to the Planning Commission is to not approve the application subject to the comments above.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
GORDON.

Scott Peterson, P.E.
cc.



Clifton Clerk <clerk@cliftonva.gov>

Letter RE: Motier, LLC

Ivar Setiawan <ivar.s@motierclifton.com>

Thu, Apr 22, 2021 at 12:36 PM

To: Kathy Kalinowski <khk@baberkal.com>

Cc: Clifton Clerk <clerk@cliftonva.gov>, Jim Foley <JFoley@nrpartnersllc.com>, William Hollaway <whollaway@cliftonva.gov>

Good afternoon Kathy,

Status: restaurant and retail.

- 50% Restaurant seats: 20

- 50% grocery french import fine products corners.

- office + storage.

- Remodelling plan(June-July),

- Opening July.

Thank you very much and regards,

Ivar Yohanes Setiawan

Môtier

French pastry & cuisine.

12644 Chapel Rd

Clifton, VA 20124

U.S.A

Restaurant & salon de thé :

(+1) 703-857-0700

Cell :

(+1) 571-697-8117

ivar.s@motierclifton.com

www.motierclifton.com

Instagram & Facebook: Môtier_clifton

[Quoted text hidden]



Clifton Clerk <clerk@cliftonva.gov>

Letter RE: Motier, LLC

Ivar Setiawan <ivar.s@motierclifton.com>

Thu, Apr 22, 2021 at 8:15 PM

To: Clifton Clerk <clerk@cliftonva.gov>

Cc: Jim Foley <JFoley@nrpartnersllc.com>, Kathy Kalinowski <khk@baberkal.com>, William Hollaway <whollaway@cliftonva.gov>

Dear Madam, Sir,

Please find attached the new môtier' use permit application.

I engage myself to respect all the rules and standards, of the Clifton town, of the Fairfax County and of the United states of America.

1. All residentials around Môtier will always have the same peace and tranquillité. In the evening, we serve the 1 hour and half peaceful dinner, and mostly with reservation. NO Bars.
2. The highest alcohol rate is under 19%(average 13,9%). We ONLY serve wines IF the guests consume food.
3. We will do the dumpster operation(wastes management) between 8:30am and 8:59pm.
4. The food deliveries will be effected from 8:00am to 3pm. Only 1 very light Delivery on Saturday between 9am and 11am(a van). NO delivery on Sunday.

As the owner and the cook chef of Môtier, i am concious of my responsibility to the town of Clifton and the United States.

Thank you very much and regards,

Ivar Yohanes Setiawan



12644 Chapel Rd
Clifton, VA 20124
U.S.A

Restaurant & salon de thé :
(+1) 703-857-0700

Cell :
(+1) 571-697-8117

ivar.s@motierclifton.com
www.motierclifton.com
Instagram : Môtier_clifton

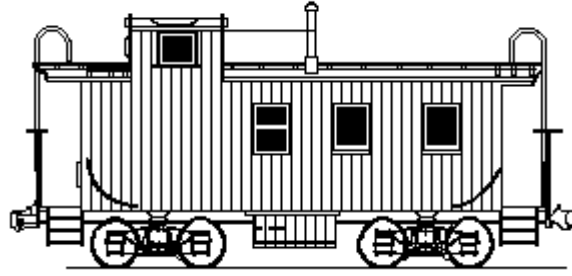
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3 attachments

 **MOTIER NEW USE PERMIT APP. P .1.pdf**
1780K

 **MOTIER NEW USE PERMIT APP. P .2.pdf**
1749K

 **MOTIER NEW USE PERMIT APP. P .3.pdf**
1698K



**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, APRIL 27, 2021, 7:30 PM
ELECTRONIC MEETING, VIA ZOOM**

Until further notice from the Mayor of Clifton, and in accordance with the Resolution of the Planning Commission regarding Remote Participation by Electronic Means Policy and the Town Council Continuity of Government Methods, to the Planning Commission and Authorizing Remote Participation by Electronic Means Without a Physical Quorum Being Present Pursuant to Virginia Law, the Town of Clifton Planning Commission is holding all Meetings noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meetings will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk upon receiving an emailed request directed to clerk@cliftonva.gov.

Order of Business:

1. Public Hearing Regarding the Special Use Permit Application for Môtier, LLC at 12644 Chapel Road, Suites A & B.
2. Commercial Use Permit Application:
 - a. Core Outdoor Living, LLC, 12642 Chapel Road.
3. Residential Use Permit Application:
 - a. 12725 Clifton Heights Lane, Revised Preliminary Use Permit for Construction.
4. Discussion:
 - a. Clifton Café, 7144 Main Street, Applications and Revisions.
5. Approve March 30, 2021 Regular Meeting Minutes.
6. Adjournment.